

REAL ESTATE TRANSFER
TAX PAID 14
STAMP #
\$ 92
Michelle Utsler
RECORDER
2-9-99 Madison
DATE COUNTY

COMPUTER
RECORDED
COMPARED

FILED NO. 3259

BOOK 62 PAGE 901

99 FEB -9 PM 3:13

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 1.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Preparer Information Lewis H. Jordan, P.O. Box 230, Winterset, (515) 462-3731
Individual's Name Street Address City Phone



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of FIFTY-EIGHT THOUSAND and no/100 (\$58,000.00)
Dollar(s) and other valuable consideration,
Aldon Lee Cox and Joan E. Cox, Husband and Wife,

do hereby Convey to
Michelle R. Binns

the following described real estate in MADISON County, Iowa:

**Lot Three (3) in Block Three (3) of North Addition to
the Town of Winterset, Madison County, Iowa**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributiv share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: January 28, 1999

SS:

MADISON COUNTY,

On this 28th day of Jan
19 99, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Aldon Lee Cox and Joan E. Cox

Aldon L. Cox
Aldon Lee Cox (Grantor)

Joan E. Cox
Joan E. Cox (Grantor)

to me known to be the identical persons named in
and who executed the foregoing instrument and
acknowledged that they executed the same as their
voluntary act and deed.

Robert C. Duff
Notary Public

(This form of acknowledgment for individual grantor(s) only)

(Grantor)

(Grantor)

ROBERT C. DUFF
MY COMMISSION EXPIRES
SEPTEMBER 27, 1996